

# PLANNING COMMISSION MINUTES

September 25, 2002

CALL TO ORDER: Chairman Vlad Voytilla called the meeting to order at 7:02 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

ROLL CALL: Present was Chairman Vlad Voytilla. Planning Commissioners Bob Barnard, Gary Bliss, Eric Johansen, Dan Maks, Shannon Pogue and Scott Winter were excused.

Recording Secretary Sandra Pearson represented staff.

Chairman Voytilla called the meeting to order and explained that the only purpose of this meeting is to continue the public hearing item, observing that although they are welcome to attend, no testimony would be accepted from the public at this time.

## NEW BUSINESS:

### PUBLIC HEARINGS:

#### A. CUP2001-0028 – THE ROUND AT BEAVERTON CENTRAL: PLANNED UNIT DEVELOPMENT (PUD) MODIFICATION CONDITIONAL USE PERMIT

The applicant requests modification to an approved Planned Unit Development (CUP 97005 and amendments thereto). The Round was originally approved in 1997 as a mixed-use transit oriented development. The Round is bisected by Westside Light Rail, and is centered around the “Beaverton Central” LRT station. The applicant plans to increase the amount of some uses, in comparison with the approved PUD, and now proposes approximately 123,500 square feet of retail use, 342,000 square feet of office use and 264 residential units. The applicant’s plan deletes a 2,000-seat cinema and a 109 room hotel from the PUD, and reduces the amount of parking from approximately 1025 to 810 spaces.

1 The Round includes recently constructed public streets; SW Crescent  
2 Avenue and SW Millikan Way (formerly Henry Street). A street  
3 constructed south of the light rail track way, SW Esplanade, will be  
4 removed from the site. The applicant will modify the primary public  
5 open space plazas, to the north and south of the Beaverton Central  
6 LRT platforms, and will include cascading water features.  
7 Landscaping and decorative lighting, seating and pavement are  
8 proposed throughout the development's public and private areas.  
9 Existing and proposed buildings on the site will not exceed the  
10 Development Code's maximum building height standard of 120 feet.  
11 However, building heights along major pedestrian routes are limited  
12 by Section 20.20.60.A.3.C of the Code. Conformance to this standard  
13 will be addressed at the time of future Design Review applications and  
14 the proposal may be subject to required applications for adjustments or  
15 variances.

16  
17 The Round is generally located south of Beaverton Creek, west of SW  
18 Watson Ave., north of SW Millikan Way, and east of the Regal  
19 Cinemas-Westgate Theater site. This proposal also includes off-site  
20 improvements within the SW Beaverdam Road right-of-way between  
21 SW Watson Avenue and SW Hall Boulevard. The development  
22 proposal is specifically located at Washington County Assessor's Map  
23 1S1-09DD, Tax Lots 800 and 900, Assessor's Map 1S1-16AA, Tax Lots  
24 6300, 6500, 6600, 6700, 7200, 7300, and 7400, and the SW Beaverdam  
25 Road right-of-way between SW Watson Avenue and SW Hall  
26 Boulevard. The affected parcels are zoned Regional Center-Transit  
27 Oriented (RC-TO), a total of approximately 8.60 acres. A decision for  
28 action shall be based upon the Code approval criteria listed in Section  
29 40.05.15.2.C and 40.05.15.3.C.

30  
31 Referring to the lack of a quorum, Chairman Voytilla granted the  
32 applicant's request to continue the Public Hearing for CUP 2001-0028  
33 – The Round at Beaverton Central: Planned Unit Development (PUD)  
34 Modification Conditional Use Permit to a date certain of October 23,  
35 2002.

36  
37 **MISCELLANEOUS BUSINESS:**

38  
39 The meeting adjourned at 7:03 p.m.